



## Board of Commissioners of Cook County

### Minutes of the Business and Economic Development Committee

Tuesday, May 19, 2015

9:30 AM

Cook County Building, Board Room, 569  
118 North Clark Street, Chicago, Illinois

### ATTENDANCE

**Present:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

### PUBLIC TESTIMONY

Chairman García asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107 (dd).

1. George Blakemore, Concerned Citizen

**15-3358**

### COMMITTEE MINUTES

Approval of the minutes from the meeting of 4/29/15

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Committee Minutes be approved. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

**15-2454**

**Sponsored by:** TONI PRECKWINKLE, President and JEFFREY R. TOBOLSKI, County Commissioner

### PROPOSED RESOLUTION

#### FOREST VIEW INVESTMENT EAST LLC CLASS 6B SER

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** Forest View Investment East, LLC

**Address:** 6464 West 51st Street

**Municipality or Unincorporated Township:** Village of Forest View, Illinois

**Cook County District:** 16

**Permanent Index Number:** 19-07-201-017-0000

**Municipal Resolution Number:** R14-13

**Number of years property occupied by same industrial user:** 15

**Special circumstances justification requested:** Yes

**Evidence of economic hardship:** Yes

**Estimated # of jobs created by this project:** 3 full-time, 0 part-time

**Estimated # of jobs retained at this location:** 20 full-time, 2 part-time

**Estimated # of employees in Cook County:** 20 full-time, 2 part-time

**Estimated # of construction jobs:** 40

**Proposed use of property:** Industrial - logistics, manufacturing, packaging and assembly services

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) Program that provides an applicant a reduction in the assessment level for a qualified industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed qualified for purpose of Class 6b under the SER Program; and

**WHEREAS,** Class 6b SER requires the validation by the County Board of the finding that the property is deemed qualified for purposes of Class 6b SER; and

**WHEREAS,** the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of application for the SER Program;

**WHEREAS,** the industrial enterprise that occupies the premises has submitted evidence of hardship supporting a determination that participation in the SER Program is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS,** the applicant is not receiving another Cook County property tax incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b SER; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

**15-2661**

**Sponsored by:** TONI PRECKWINKLE, President and JOHN P. DALEY, County Commissioner

**PROPOSED RESOLUTION**

**TRIMARK MARLINN LLC CLASS 6B SER**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** TriMark Marlinn LLC

**Address:** 6100 West 73rd Street

**Municipality or Unincorporated Township:** Village of Bedford Park

**Cook County District:** 11

**Permanent Index Number:** 19-29-100-069-0000

**Municipal Resolution Number:** 15-002

**Number of years property occupied by same industrial user:** 11

**Special circumstances justification requested:** Yes

**Evidence of economic hardship:** Yes

**Estimated # of jobs created by this project:** 30 full-time, 0 part-time

**Estimated # of jobs retained at this location:** 141 full-time, 0 part-time

**Estimated # of employees in Cook County:** 141 full-time, 0 part-time

**Estimated # of construction jobs:** 40

**Proposed use of property:** Industrial - distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) Program that provides an applicant a reduction in the assessment level for a qualified industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed qualified for purpose of Class 6b under the SER Program; and

**WHEREAS,** Class 6b SER requires the validation by the County Board of the finding that the property is deemed qualified for purposes of Class 6b SER; and

**WHEREAS,** the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of application for the SER Program;

**WHEREAS,** the industrial enterprise that occupies the premises has submitted evidence of hardship supporting a determination that participation in the SER Program is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS,** the applicant is not receiving another Cook County property tax incentive for the same property; and

**WHEREAS,** the municipality states the Class 6b SER is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b SER; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

**15-2798**

**Sponsored by:** TONI PRECKWINKLE, President and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

**PROPOSED RESOLUTION**

**GRAND JEN REALTY LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Grand Jen Realty LLC

**Address:** 10499 164th Street

**Municipality or Unincorporated Township:** Orland Park

**Cook County District:** 17

**Permanent Index Number:** 27-20-401-012-0000

**Municipal Resolution Number:** 1508

**Number of month property vacant/abandoned:** 24

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 20 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 0 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 0 full-time, 0 part-time

**Estimated Number of construction jobs:** 0 full-time, 0 part-time

**Proposed use of property:** Industrial- document shredding and hard drive-media destruction

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and  
**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution (Class 6B) No Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

**15-2820**

**Sponsored by:** TONI PRECKWINKLE, President and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

#### **PROPOSED RESOLUTION**

#### **M&B SOLUTIONS LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** M&B Solutions LLC

**Address:** 13555 Main Street, Lemont, Illinois

**Municipality or Unincorporated Township:** Lemont

**Cook County District:** 17

**Permanent Index Number:** 22-14-300-035-0000

**Municipal Resolution Number:** R-24-12

**Number of month property vacant/abandoned:** Nine (9) months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 10 full-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** 40 full-time

**Estimated Number of construction jobs:** 20

**Proposed use of property:** Logistics, storage and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook,

that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

**15-2821**

**Sponsored by:** TONI PRECKWINKLE, President and PETER N. SILVESTRI, County Commissioner

**PROPOSED RESOLUTION**

**1600 James LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** 1600 James LLC

**Address:** 1600 James Drive, Mt. Prospect, Illinois

**Municipality or Unincorporated Township:** Unincorporated Elk Grove Township

**Cook County District:** 9

**Permanent Index Number:** 08-23-101-063-0000 and 08-23-101-064-0000

**Municipal Resolution Number:** UNINCORPORATED COOK

**Number of month property vacant/abandoned:** 29 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 10-15 full-time

**Estimated Number of jobs retained at this location:** none

**Estimated Number of employees in Cook County:** none

**Estimated Number of construction jobs:** 10

**Proposed use of property:** Industrial warehousing distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Schneider, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

**15-2822**

**Sponsored by:** TONI PRECKWINKLE, President and JOAN PATRICIA MURPHY, County Commissioner

**PROPOSED RESOLUTION**

**ALSIP MINIMILL LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Alsip Minimill LLC

**Address:** 13101 S. Pulaski Road, Alsip, Illinois

**Municipality or Unincorporated Township:** Alsip

**Cook County District:** 6

**Permanent Index Number:** 24-35-101-055-0000

**Municipal Resolution Number:** 2015-4-R-3

**Number of month property vacant/abandoned:** six (6) months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 90 full-time

**Estimated Number of jobs retained at this location:** none

**Estimated Number of employees in Cook County:** none

**Estimated Number of construction jobs:** 60

**Proposed use of property:** Industrial manufacturing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial

re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

**15-2685**

**Sponsored by:** TONI PRECKWINKLE, President

### **PROPOSED RESOLUTION**

#### **REGIONAL ECONOMIC DEVELOPMENT COLLABORATION**

**WHEREAS**, beginning in December 2013 leaders from Cook County, DuPage County, Kane County, Kendall County, Lake County, McHenry County, Will County and the City of Chicago began meeting to work together and develop strategies to strengthen the region's economic development growth and opportunities; and

**WHEREAS**, these seven counties and the City of Chicago make up the Chicago metropolitan area, as defined by the Chicago Metropolitan Agency for Planning; and

**WHEREAS**, the Chicago metropolitan area has an estimated 8.4 million residents and metropolitan areas are the engines of the global economy; and

**WHEREAS**, the elected chief executive leadership from each of the seven counties and the City of Chicago may designate staff to work with colleagues from the Chicago Regional Growth Initiative on any current and future economic development initiatives, including but not limited to increasing exports from small and medium sized business, streamlining truck permitting and routing, and supporting, strengthening and growing the region's metal manufacturing firms; and any other initiatives agreed upon by the group; and

**WHEREAS**, the Chicago Regional Growth Initiative is free to pursue and secure financial support from public, non-profit and philanthropic sources for any current and future initiatives; and

**WHEREAS**, the Chicago Regional Growth Initiative may proceed with future initiatives related to foreign direct investment, other industry clusters, workforce and training, infrastructure investment and/or resiliency planning; and

**WHEREAS**, any economic development corporation(s) that function as the economic development arm for any of the seven counties or the City of Chicago may act as a fiscal agent for any of these current or future initiatives as appropriate; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners does hereby

recognize the importance of ongoing collaboration and planning that helps strengthen economic development opportunities in the Chicago metropolitan area so they endorse this resolution; and

**BE IT FURTHER RESOLVED**, that the Cook County Bureau of Economic Development will designate the appropriate person(s) to represent the County as a member of the Chicago Regional Growth Initiative to participate in current and future regional economic development initiatives.

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

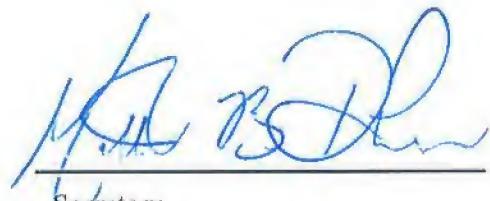
#### **ADJOURNMENT**

**A motion was made by Vice Chairman Murphy seconded by Commissioner Steele, that this meeting be adjourned.**

Respectfully submitted,



Chairman



Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com/Calendar.aspx>